

Torrance, California  
May 10, 1955

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chambers, City Hall, Torrance, California, on May 10, 1955, at 8:00 p.m., Mayor Isen presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Schwab and Isen. Also present were City Manager Stevens and City Attorney Hall.

At the request of Mayor Isen, Mrs. Bellotti led the salute to our Flag.

Rev. Stanton opened the meeting with an invocation.

Councilman Benstead moved the minutes of the meeting held May 3, 1955, be approved as written. Motion, seconded by Councilman Schwab, carried unanimously.

239TH STREET SEWER DISTRICT:

As City Engineer Bishop had not yet arrived, City Manager Stevens presented plans and specifications for the improvement of the 239th Street Sewer District.

Councilman Drale moved to receive and file the plans. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote. Upon examination, the Council found them satisfactory and in good order, and had no suggestions for modifications.

City Manager Stevens then presented Resolution No. 2733, the title of which Deputy City Clerk Hallanger read as follows:

RESOLUTION NO. 2733

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ADOPTING PLANS AND SPECIFICATIONS AND ASSESSMENT DISTRICT EXTERIOR BOUNDARIES FOR THE IMPROVEMENT OF THE 239TH STREET SEWER DISTRICT, BY THE CONSTRUCTION OF A SANITARY SEWER SYSTEM THEREIN.

Councilman Benstead moved to dispense with further reading of Resolution No. 2733. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2733. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Manager Stevens presented Resolution of Intention No. 2734, the title of which Deputy City Clerk Hallanger read as follows:

RESOLUTION NO. 2734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN 239TH STREET AND CERTAIN OTHER STREETS AND EASEMENT, IN SAID CITY, WITHIN WHAT IS KNOWN AS THE 239TH STREET SEWER DISTRICT; DECLARING THE WORK TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; AND DESCRIBING THE DISTRICT TO BE BENEFITTED BY SAID WORK AND TO PAY THE COSTS AND EXPENSES THEREOF: DETERMINING THAT BONDS SHALL BE ISSUED TO REPRESENT SAID COSTS AND EXPENSES; AND FIXING THE TIME AND PLACE SET FOR HEARING OBJECTIONS TO SAID WORK OR IMPROVEMENT, OR TO THE EXTENT OF THE DISTRICT TO BE ASSESSED, OR BOTH.

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Councilman Schwab moved to dispense with further reading of Resolution No. 2734. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Schwab moved for the adoption of Resolution No. 2734. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Manager Stevens presented the estimate of cost of the proposed project as being \$34,926.65.

Mayor Isen moved the estimate be received and filed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

#### DEL AMO BOULEVARD IMPROVEMENT DISTRICT:

City Manager Stevens presented plans and specifications for the improvement of Del Amo Boulevard in the City of Torrance, by the construction of concrete curbs, gutters, driveway aprons and sidewalks therein.

Councilman Drale moved the plans be received and filed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote. Upon examination, the Council found them satisfactory and in good order, and had no suggestions for modifications.

City Manager Stevens then presented Resolution No. 2735, the title of which Deputy City Clerk Hallanger read as follows:

#### RESOLUTION NO. 2735

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ADOPTING PLANS AND SPECIFICATIONS AND ASSESSMENT DISTRICT EXTERIOR BOUNDARIES FOR THE IMPROVEMENT OF THE DEL AMO BOULEVARD IMPROVEMENT DISTRICT, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION OF CONCRETE CURBS, GUTTERS, DRIVEWAY APRONS AND SIDEWALKS THEREIN.

Councilman Benstead moved to dispense with further reading of Resolution No. 2735. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2735. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Manager Stevens then presented Resolution of Intention No. 2736, the title of which Deputy City Clerk Hallanger read as follows:

#### RESOLUTION NO. 2736

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE CONSTRUCTION OF CONCRETE CURBS, GUTTERS, CROSS GUTTER, DRIVEWAY APRONS AND SIDEWALKS WITH THE NECESSARY EXCAVATION THEREFOR AND APPURTENANT WORK IN DEL AMO BOULEVARD IMPROVEMENT DISTRICT; DECLARING THE WORK TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND DESCRIBING THE DISTRICT TO BE BENEFITTED BY SAID WORK AND TO PAY THE COSTS AND EXPENSES THEREOF; DETERMINING THAT BONDS SHALL BE ISSUED TO REPRESENT SAID COSTS AND EXPENSES; AND FIXING THE TIME AND PLACE SET FOR HEARING OBJECTIONS TO SAID WORK OR IMPROVEMENT, OR TO THE EXTENT OF THE DISTRICT TO BE ASSESSED, OR BOTH.

Councilman Drale moved to dispense with further reading of Resolution No. 2736. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale moved for the adoption of Resolution No. 2736. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Manager Stevens presented the estimate of cost of the proposed project as being \$18,548.66.

Councilman Drale moved the estimate of cost be received and filed. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

Mayor Isen announced that there were a number of people present who believe a drainage problem exists on Eldorado Street, and, as a convenience to them, if there were no objections, the matter would be discussed at this time.

Two petitions were filed with Deputy City Clerk Hallanger, which he read in full. The first one was entitled "Petition To City Council Of The City Of Torrance Protesting The Permanent Obstruction Of The Natural Flow Of Storm Waters", to which were affixed fourteen signatures. The petition stated that those signing the petition were residents of Eldorado Street and coterminous owners of the land adjacent to the subdivision now being developed by the Home Savings and Loan Association; that the subdivider is raising the elevation of the land adjoining the properties on the south by several feet, with the result that all storm waters will be trapped either in the back lawns with no means of escape, except by evaporation or absorption by the sand, or in a very small area adjoining the southern fences. The petition further stated that, "Prior to the creation of this subdivision, the natural drainage from our lots was to the south. Now the water is unable to drain in any direction and with the increase in the number of homes and vegetation in this area, the land will not be able to absorb these waters as rapidly as necessary, resulting in stagnant pools of water which will require several days to either evaporate or be absorbed by the sands. Undersigned, therefore, recommend that either the City or the Home Savings and Loan Association, install a storm drain pipe from the area immediately adjacent to our properties on the south through the lands owned by the Home Savings and Loan Association to one of the public streets being formed in the course of the development of its subdivision and that the storm waters then be absorbed in a proper drainage disposal area. Unless some such action is taken, undersigned intend to bring injunction proceedings against the City and the Home Savings and Loan Association restraining further work upon this subdivision until a proper drainage system is installed.

The second petition was signed by fifty-three persons and was entitled "PETITION TO CITY COUNCIL OF THE CITY OF TORRANCE PROTESTING THE CONSTRUCTION, OPERATION AND MAINTENANCE OF OPEN STORM DRAIN RESERVOIRS". The petition stated that the signatures were those of residents of the area bounded by Carson Street, Maple Avenue, Madrona Avenue and Torrance Boulevard, or areas adjacent thereto; that they were protesting against the existence of the present storm drain reservoir at Eldorado and Maple Avenue and the construction of additional open, storm drain, reservoirs, in the areas described, for the following reasons: (1) Menace to the Public Safety. (2) Injurious to the Public Health. They recommended that either the City or the Home Savings and Loan Association sink wells in the area to the lower sands or subterranean waters which can immediately absorb all storm waters, or that booster pumps be added and the storm waters cleared through the sewer system.

City Engineer Bishop was asked if he would report on the drainage in this area and he replied that the homes on the south side of Eldorado Street from Madrona to Maple Avenues have been individually built and the lots in the westerly portion are below the level of Eldorado Street. Grading for the lots of the Home Savings and Loan Company tract southerly of the subject lots has raised the ground level two or three feet along this westerly portion. Before this subdivision was constructed, the subject lots drained westerly in a swale to a natural sink defined by the 77 contour located partially on Dr. Easley's lot and partially on the tract to the south. The original contours showed the tract to the south drained on to this area. There is definite evidence that the grading of the subdivision lots has, in the main, bettered the situation for the homes in question. With respect to the home of Dr. Easley, the subdivider's engineers insist that the situation here also is bettered.

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I feel it is on the border line, probably not worsened. Over two-thirds of the area of this 77 sink was filled in by the subdivider, but, possibly, two-thirds of the drainage area to said sink was also filled in and tipped southerly to Onrado Street. It is possible that a seepage pit sunk in the rear of Dr. Easley's lot, and in the vicinity of this existing sink, would be of some benefit. Probably such a pit would not be necessary for the following reasons: (1) The drainage from the new tract lots is reversed southerly. (2) Drainage of the subject lots from about 400 feet easterly of Dr. Easley's lot was, and is, toward his lot but intervening garden walls would pretty effectively block it. (3) The drainage area water shed involved is relatively quite small. (4) Type of soil appears to be silty sand with good seepage qualities. (5) An arrangement could be made to keep the water in Eldorado Street from running into any of these low lots. The lot westerly of Dr. Easley's lot will be graded to drain to Eldorado Street. Original contours show that this area westerly originally drained toward the lot of Dr. Easley. Mr. Bishop further explained that the northerly street of Onrado is held up by a 33" steel, concrete-encased, Dominguez Water Company main, which street drains into Madrona Avenue.

General conversation was held between City Engineer Bishop and Dr. Burt Easley, 3306 Eldorado Street; Mr. Robert J. Triplett, 3236 Eldorado Street; and Mr. Jack B. Brooks, 3246 Eldorado Street.

Mayor Isen suggested that Dr. Easley be furnished with a copy of the written report given by Mr. Bishop to City Manager Stevens and that, if he so desired, Dr. Easley retain a qualified engineer to review the situation and work with Mr. Bishop in an effort to arrive at a solution which would be satisfactory to all concerned. Mr. Bishop said he would be most happy to do anything he can to help those concerned in this matter.

#### WRITTEN COMMUNICATIONS

Letter from City Clerk, Culver City, expressing appreciation of passage of our Resolution No. 2719, relative to Ballona Creek.

There being no objections, Mayor Isen ordered the communication filed.

Letter from State Water Pollution Control Board, relative to Ballona Creek matter.

There being no objections, Mayor Isen ordered the communication filed.

Letter from County Board of Supervisors, relative to Ballona Creek matter.

There being no objections, Mayor Isen ordered the communication filed.

Letter from Exchange Club of Torrance, in complaint of charge made by Torrance Recreation Department regarding fees for Auditorium, P.A. system and Custodian, signed by Mr. E. J. Robinson, Chairman.

Deputy City Clerk Hallanger reported that the Recreation Department had informed him that Mr. Robinson telephoned to reserve the Auditorium and the Department mailed him an application, which states that the fee will be \$25.00, at the same time mailing Mr. Robinson another notation to the effect that the fee for the Custodian would be \$10.00. Mr. Robinson returned the application to the Recreation Department, together with a letter of confirmation. Application for free use was never made, according to the Recreation Department.

Councilman Benstead moved the letter be referred to the Recreation Commission for study and recommendation. Motion, seconded by Mayor Isen, no objections, so ordered.

Claims for damages caused by oil spray originating from a parking lot paving operation were received from the following: The Aetna Casualty and Surety Company, representing Hal Frost; Motors Insurance Corporation, representing Dale Ray Stanford; and United Pacific Insurance Company, representing Joel R. Klink, Jr., were presented by Deputy City Clerk Hallanger.

Mayor Isen moved the claims be denied and the matter referred to the City Attorney. Motion, seconded by Councilman Benstead, no objections, so ordered.

Letter from District Engineer, Division of Highways, State of California, relative to request for additional interchange at Arlington Avenue in the San Diego Freeway, which Deputy City Clerk Hallanger read in full.

Councilman Benstead said he believed we should continue to insist on this interchange.

Councilman Drale also was of the opinion that additional effort should be directed to the matter and moved that the City Manager draw up the necessary letter to be forwarded to Assemblyman Vincent Thomas, the Department of Public Works, Division of Highways and any civic organizations he thinks might be in favor of supporting this request. Motion, seconded by Councilman Benstead, no objections, so ordered.

Letter from Division of Housing, State of California, withdrawing their jurisdiction over Trailer Parks within the City of Torrance.

Councilman Drale moved the communication be filed as a matter of record. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

At 8:58 p.m. Mayor Isen declared a recess and the meeting reconvened at 9:05 p.m.

Letter from Walteria Civic Organization, complaining of conditions in 242nd block on Ward Street.

Councilman Drale moved the communication be referred to the Fire Chief and Superintendent of Building for their recommendation. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

Letter from California National Guard Reserve, Second Battalion, requesting desk space in the Civil Defense Building.

Councilman Drale moved the Council approve the request. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Isen, who requested Deputy City Clerk Hallanger to notify Lt. Col. Lewellen of this action.

Communication from Collins-Dietrich Air Services, Inc. relative to audit reports.

Councilman Benstead moved the communication be referred to the Airport Commission for their recommendation. Motion, seconded by Mayor Isen, no objections, so ordered.

Letter from W. Neil and Frances Kanawyer advocating passage of an Ordinance to compel vaccination of dogs for protection against rabies.

There being no objections, Mayor Isen ordered the communication filed.

Letter from Comegys and Evans, Attorneys, relative to termination and cancellation of Gilman Corporation lease on Torrance Municipal Airport property.

Mayor Isen said if there were no objections, the matter would be referred to the City Attorney, with a copy of the Termination and Cancellation of Lease and Release, for his recommendation.

Later during the meeting, City Manager Stevens said that he recommended that we accept the check from Mr. Gilman, in the amount of \$470.00, and that the Termination Lease be executed. He said City Attorney Hall had already approved and there was no reason to carry it over to the next Agenda.

Councilman Benstead moved the Council concur with the recommendation of City Manager Stevens. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

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Request by Police Chief Haslam for authorization to attend Annual Peace Officers' Convention at Stockton, California, May 19, 20 and 21, 1955.

Councilman Drale moved the Council extend the courtesy to the Police Chief to attend the Convention with appropriate expenses paid as requested. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter from Police Chief Haslam, relative to center parking on Cabrillo Avenue south of Carson Street, and speed regulation on westerly side of Western Avenue.

Mayor Isen moved to concur with the recommendation, but after a short discussion withdrew his motion and asked that City Manager Stevens and Police Chief Haslam coordinate their recommendations and place them on the agenda for the next meeting.

Letter from the California Bank, relative to After Hour Depository Agreement.

There being no objections, the matter was referred to the City Attorney for disposition.

#### COMMUNICATIONS FROM CITY MANAGER:

##### PERSONNEL:

1. Robert E. Lamphere has been appointed to serve his probationary period as Senior Sewer Maintenance Man in the Street Department, effective June 1, 1955, at the third salary step. (Mr. Lamphere successfully passed a promotional examination for this position; the vacancy being due to the retirement of Charles J. Magee.)

Councilman Benstead moved to concur with Personnel recommendation No. 1. Motion, seconded by Councilman Drale, no objections, so ordered.

Councilman Drale inquired if proper recognition would be given Mr. Magee for his long service record. City Manager Stevens explained that last year a dinner was held in honor of all employees who had retired since the Retirement System had gone into effect, and that it is planned to hold these dinners either every year or every other year, depending on the number of employees retiring.

2. Frank D. Jones was employed as Lubrication and Tire Man, effective May 4, 1955, at the first salary step, in a temporary capacity pending Civil Service examination. (No Eligible List was established from the last examination, which was held March 31, 1955. Out of four applicants, three were disqualified by the County for lack of experience, and the fourth applicant failed to appear for the examination. This examination is being re-bulletined with experience requirement reduced from one year to three months.)

Councilman Schwab moved the Council concur in the recommendation of Item No. 2 under Personnel. Motion, seconded by Mayor Isen, no objections, so ordered.

3. Leroy Parr, Lubrication and Tire Man, has been temporarily assigned as Mechanic's Helper during the vacation period. (There is no Eligible List and the salary rates are the same for both classifications.)

Mayor Isen moved to concur with Item No. 3, under Personnel. Motion, seconded by Councilman Schwab, no objections, so ordered.

4. Frank Huff has been employed as a Bus Operator during the vacation period at the third salary step. Mr. Huff is a former operator who terminated his service in 1953. He filled in during the 1954 vacation period. The period is from May 9, 1955, to November 1, 1955. (There is no Eligible List for this classification.)

Councilman Drale moved to concur with Item No. 4, under Personnel. Motion, seconded by Councilman Schwab, no objections, so ordered.

5. John E. King was appointed to serve his probationary period as Bus Attendant, effective May 2, 1955, at the first salary step. (Selected from an Eligible List.)

Councilman Benstead moved to concur with Item No. 5, under Personnel. Motion, seconded by Councilman Drale, no objections, so ordered.

6. Howard Schneider was appointed to service his probationary period as Fireman, effective May 19, 1955, at the first salary step. (Selected from an Eligible List.)

Councilman Benstead moved to concur with Item No. 6, under Personnel. Motion, seconded by Councilman Drale, no objections, so ordered.

7. John M. Simmons was appointed to serve his probationary period as Assistant Plumbing Inspector, effective May 2, 1955, at the first salary step. (Selected from Eligible List)

Councilman Schwab moved to concur with Item No. 7 under Personnel. Motion, seconded by Councilman Drale, no objections, so ordered.

8. Delbert M. Nuzum was employed as Senior Recreation Leader, effective April 27, 1955, for the Summer Recreation Program, at the rate of \$150 per hour.

Councilman Drale moved to concur with Item No. 8 under Personnel. Motion, seconded by Mayor Isen, no objections, so ordered.

Mayor Isen moved the Council approve Personnel Items 1 through 8, with the exception of Item 2, as recommended. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Mayor Isen moved Personnel Item 2 be approved as recommended. Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Blount, Drale, Schwab and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: None.

9. Some time ago I was requested to check with the Recreation Director on the salary schedules for part-time Recreation Leaders for the Summer Program. After studying schedules in comparable cities, the following rates are recommended for our part-time leaders for the coming Summer Program:

Student Leader -----	\$1.00 per hour
Recreation Leader I -----	1.50 " "
Recreation Leader II -----	1.60 " "
Recreation Leader III -----	1.75 " "
Supervisor -----	1.90 " "

Councilman Drale moved to concur with Personnel recommendation No. 9. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

#### APPROPRIATIONS:

1. That a Mack type B-85 City Service Truck, with 750 gallon pump, equipped as outlined in the specifications, be purchased for the Fire Department at a contract price of \$33,550, plus sales tax. Payment is to be made in accordance with the letter of May 3, 1955, from the Mack Motor Truck Corporation and the \$5,000 payment, to be made within thirty days after signing the contract, be taken from the 1954-55 budget of the Fire Department.

Councilman Drale moved the Council concur with recommendation No. 1 under Appropriations. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

#### REPORTS:

1. City Attorney Hall, relative to Easement Deed (Clausing Pearson Company).

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Mr. Hall advised that this matter had been referred to the Planning Commission and no action by that body has been taken to date.

2. Deputy City Clerk Hallanger read a report from City Attorney Hall as follows: "With respect to communication dated March 30, 1955, received from Leo S. Girard, 17102 Prairie Avenue, Torrance, California. It is my opinion that an immediate appraisal should be made of the portion of the property owned by Mr. Girard and needed by the City for street purposes. Following receipt of this appraisal it will be my recommendation, if the amount is acceptable to Mr. Girard, that the sum be paid to him to acquire a portion of his property for street purposes. In the event the amount is not satisfactory to Mr. Girard, I can see no alternative but to institute a condemnation action".

Councilman Blount said he read into Mr. Hall's letter the reasoning that the City will now stand the burden of cost to put Mr. Girard in a position which he should have been in after purchasing his home from the Watt Construction Company. Councilman Blount said he agreed Mr. Girard should be paid for this property, but he didn't think the City should stand the cost.

Attorney Hall said he understood the City does need this property for street purposes, so the practical thing to do is to have our usual appraisal which we do in any condemnation action. As far as Mr. Watt is concerned, Mr. Hall said we should make demands on him for payment to the City, on the basis of an oral understanding as set forth in a written communication from City Engineer Bishop.

Deputy City Clerk Hallanger read a letter from Mr. Bishop addressed to Mr. Ray Watt and dated November 29, 1954, in which he stated that Mr. Watt was to deed additional right of way to the City of Torrance for the construction of curbs, gutters and sidewalks on Prairie Avenue and 171st Street.

Councilman Schwab said that under these conditions he would move to concur with the recommendations of the City Attorney. The motion was seconded by Councilman Drale. Further discussion was held and Councilman Schwab withdrew his motion and Councilman Drale his second.

Councilman Schwab then moved to concur with the City Attorney in that an immediate appraisal be made of the subject property. Motion, seconded by Councilman Drale, no objections so ordered by Mayor Isen.

Attorney Rosenswag, representing Mr. Girard, asked when the appraiser is to be appointed and stated that if Attorney Hall had no objections he would like to contact the appraiser to find out on what theory the appraisal would be made. Attorney Hall said he had no objections; the appraiser will be Mr. W. E. Bowen of Torrance and would be appointed tomorrow.

3. City Manager Stevens submitted a written report on the recommendations of the South Bay Humane Society, which they feel will help to more efficiently solve the leash law problem in our City.

- (1) A progressive impounding fee as follows: 1st impound \$1.50, 2nd impound \$3.00 and 3rd impound \$6.00, followed by a citation if deemed necessary by the officer in charge.

City Manager Stevens' report stated that the purpose of this progressive impounding fee is to discourage people from permitting their dogs to run free. It is believed that this method would be a great aid in keeping the animals on their own property. Mr. Stevens believed that this principle is right and if put into effect would curtail the number of stray animals, but in his opinion the fees are probably too severe. He recommended the progressive impounding fees be as follows: 1st impound \$1.50, second impound \$2.00 and 3rd impound \$2.50.

- (2) Each and every stray animal to be turned in to local pound within twenty-four hours.

Mr. Stevens reported that this recommendation was made for the purpose of assuring that stray animals are turned in to the local pound without delay and refers to anyone keeping a stray dog at their home for a period of time. He said he doubted that a law requiring them to turn in the animal within twenty-four hours could be enforced and did not recommend that this regulatuon be adopted.

- (3) A license fee of \$3.00 regardless of sex, said license becoming delinquent ninety days from due date.

Mr. Stevens reported that this fee is charged in Los Angeles and Los Angeles County and is a reasonable fee for our city. The ninety days before becoming delinquent is an adequate period.

- (4) Free dog license to be issued to Seeing Eye dogs or War Dogs showing discharge papers.

Mr. Stevens reported that this regulation is reasonable.

- (5) Each dog requiring license at weaning age.

Mr. Stevens reported that our present regulation requires a license within thirty days after acquiring a dog.

Mayor Isen moved the Council concur with Items 1, 3, 4 and 5 and that the City Attorney be instructed to prepare the necessary amendment to the proper Ordinance to comply with the recommendations. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Draile, Schwab and Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

4. The following three reports by City Manager Stevens were postponed to the next meeting: Loading Zone Survey, Traffic Control Matters and Receptacle Survey.

5. The report from Chief Haslam relative to added police protection for Walteria-Pacific Hills area was postponed to the next meeting and Mayor Isen informed Chief Haslam he could make a written report if he cared to.

6. Report of Fire Chief Benner relative to premises in vicinity of Prairie Avenue and Redondo Beach Boulevard, which was brought to the attention of the Council through a complaint from Mr. W. G. Schossow. Chief Benner reported that an inspection was made on May 3, 1955, of the two premises in question, which are located as follows: Border Market at 16920 Prairie Avenue and Santa Anita Growers, Inc., at 3910 Redondo Beach Boulevard. The inspection revealed that the fire hazards at both of these locations were no more hazardous than those normally associated with this type of operation.

Councilman Schwab said he had not been concerned with the fire hazard, but the littered condition of the premises. He said the City has posted two "No Dumping" signs, which may help the situation, but believed that the City should clean up the debris and so moved. Motion, seconded by Councilman Draile, no objections, so ordered by Mayor Isen, who asked that City Manager Stevens instruct the proper department to clean the area.

7. Report by John R. Patrick, Assistant to City Engineer, regarding the backfilling and resurfacing of sewer trenches in Hollywood Riviera, stated that all sewer trenches have been backfilled and resurfaced; that on inspection it was found that there has been some settlement along Via Monte D'Oro southerly of Calle Mayor, which line was constructed by Mike Miller Construction Company for Tracts 19305 and 19306. It was the agreement of the City of Torrance that if they would put it to our grade so that we might tie into it with the Hollywood Riviera Sewer District No. 1, the City would resurface the street. Mr. Patrick said he had requested the Don Ja Ran Construction Corporation to clean the streets.

Councilman Blount indicated this report was not complete and it was decided that a further report be made.

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AIRPORT COMMISSION MATTERS:

A communication from the Airport Commission, regarding the request of Frank Brownell and R. B. Arnold to build a series of "T" hangars, stated the following recommendation: "That the request of Frank Brownell and R. B. Arnold to lease an area 300' x 30', immediately adjacent to the Hofferber Hangar site lying immediately to the southwest side thereof, be recommended to the City Council for approval with the following stipulations: (1) That the hangars be constructed of new material and have a setback of 11 feet from the existing taxiway; (2) The lease to be granted for 10 years with a 10 year option at a rental price of approximately \$65.00 per month; (3) That it be made a part of the Agreement between the City and the proposed lessees that the building and site be kept in accordance with customary lease arrangements of other tenants on the airport; (4) That the construction be started within sixty days from date of consummation of lease and be completed within six months; (5) That the building is to be used for the storage of aircraft and personal repairs only".

Discussion was held and it was decided that the rental should read "\$65.00", instead of "approximately \$65.00". City Manager Stevens commented that a twenty-year lease is a much better lease for the purpose of taxation than a ten-year lease with a ten-year option and the option is theirs and not ours. When the Assessor's office analyses the lease, a straight twenty-year lease provides a more favorable tax rate than one with an option for extension. Mayor Isen suggested that Messrs. Brownell and Arnold be offered a twenty-year lease and the option be stricken from the recommendation.

Councilman Benstead moved to concur with the recommendation of the Airport Commission, excluding the word "approximately" relative to the rental fee, for a 20-year period. Motion, seconded by Councilman Blount, carried unanimously.

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. PLANNING COMMISSION CASE NO. 338: Transmittal form from Planning Commission recommending approval of the Variance requested by the Torrance Sand and Gravel Company to erect a steel hopper for mixing sand, gravel and cement (dry operation) at 25701 Crenshaw Boulevard, with ten stipulations.

Councilman Benstead commented that the recommendation was for approval and there appeared to be sixty-four protests. Councilman Benstead moved a public hearing be held before the City Council. The motion was seconded by Councilman Blount and, there being no objections, Mayor Isen set the date of the public hearing for May 24, 1955, at 8:00 p.m. Further discussion was held regarding public notice and it was decided that the same parties given written notice by the Planning Commission for their public hearing be notified by postcard of the public hearing to be held May 24, 1955.

2. PLANNING COMMISSION CASE NO. 345: Transmittal form from Planning Commission recommending approval of the Variance requested by Peter P. and Mae J. Peterson to construct a Real Estate Office in an A-1 Zone between Spencer and Garnett Avenues on Hawthorne Boulevard, with the following special conditions: (1) That the setback of twenty feet be maintained even with the brick cabinet shop next door. (2) That they comply with the new parking ordinance. (3) That there be turn-around parking with no backing out onto Hawthorne Boulevard. (4) That no signs be set out beyond the setback line. Signs are considered a structure and no sign or building shall extend beyond the cabinet shop.

Councilman Blount moved the Council concur with the recommendation for approval of Case No. 345. Motion, seconded by Councilman Draile, carried unanimously by roll call vote.

3. FINAL TRACT MAP NO. 21645: Located easterly of Casimir Avenue, westerly of Arlington Avenue, northerly of Tract No. 16326 and southerly of 170th Street containing 63 lots, submitted by R. A. Watt and recommended for approval by the Planning Commission and Engineering Department with certain special conditions.

Blount  
Councilman/stated that, in view of Mr. Patrick's letter and several other matters coming up next week relative to the subdivider, Mr. R. A. Watt, he would move the map be held over to the next meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

4. REVISED TENTATIVE TRACT MAP NO. 21131: Located southerly of 171st Street and westerly of Ainsworth Avenue, containing 20 lots, submitted by Property Management Corporation and recommended for approval by the Planning Commission and Engineering Department.

Councilman Drale moved the Council concur in the recommendation for approval. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

5. TENTATIVE TRACT MAP NO. 21588: Located easterly of Tract 16701 and northerly of 186th Street, containing 57 lots, submitted by R. A. Watt Construction Company and recommended for approval by the Planning Commission and Engineering Department with certain special conditions.

Councilman Blount commented that there were a number of things to be studied in connection with this map and moved it be held over to the next regular meeting. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Isen.

6. TENTATIVE TRACT MAP NO. 17794: Located easterly of Prairie Avenue, westerly of Cordary Avenue and southerly of Edison Company right of way, containing 22 lots and recommended for approval by the Planning Commission and Engineering Department, with the following special conditions: (1) That there be a gravity flow in both directions on 187th Street from the highest point; (2) That the 20-foot strip on Lot 22 and the 16-foot strip on Lots 11 and 12 (as shown on Exhibit "A") be dedicated to the City.

Councilman Drale moved the Council concur in the recommendation for approval. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMAN: Benstead, Drale, Schwab and Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

Discussion was held on why the lots were not sketched in on the ditto drawings accompanying the transmittal forms and City Manager Stevens advised that he believed it was a matter of saving time when these drawings are made, as the official maps are always available for study. It was decided that the Engineering Department should be notified to have the lots sketched in on all sketches accompanying the transmittal forms.

7. TENTATIVE TRACT MAP NO. 16764: Located southerly of 174th Street, easterly of Arlington Avenue and northerly of the Edison Company right of way, containing 21 lots, submitted by Charles Lindenberg, and recommended for approval by the Planning Commission and Engineering Department with the special condition that lots backing up to the potential M-1 zone have a six-foot masonry fence constructed adjoining this property.

Councilman Schwab moved the Council concur with the recommendation for approval, including the special condition. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2737

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE REQUESTING THE BOARD OF SUPERVISORS  
TO ORDER THE CANCELLATION OF TAXES ON CERTAIN  
PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR  
PUBLIC USE.

Councilman Benstead moved to dispense with further reading of Resolution No. 2737. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

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Councilman Benstead moved for the adoption of Resolution No. 2737. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

#### RESOLUTION NO. 2738

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM JAMES E. HIPPE AND HARRIETTE S. HIPPE.

Councilman Drale moved to dispense with further reading of Resolution No. 2738. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mayor Isen moved for the adoption of Resolution No. 2738. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

#### ORDINANCE NO. 743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING BUSINESS LICENSE ORDINANCE NO. 624 TO PROVIDE THAT LICENSE FEES PAYABLE, EXCEPT AS OTHERWISE STATED IN ORDINANCE NO. 624 SHALL BE PAID ON AN ANNUAL BASIS AND THAT REFUNDS OF LICENSES PAID SHALL ONLY BE MADE WHERE MONEY IS PAID TO SECURE A LICENSE OR PERMIT NOT REQUIRED OR WHERE AN AMOUNT IS PAID IN EXCESS OF THE CORRECT LICENSE FEE.

Councilman Benstead moved to dispense with further reading of Ordinance No. 743. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 743 at its second and final reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Mayor Isen issued a proclamation proclaiming the week of May 16 - 21, 1955, as Chemical Progress Week and asked that the local newspaper publish same.

#### ORAL COMMUNICATIONS

City Manager Stevens said he had given copies to each Councilman regarding the exchange of sewer privileges with the City of Redondo Beach. He briefly explained that at the last Council meeting permission was requested to sewer fifteen or sixteen lots to the Torrance system and it was later determined that there were thirty-five lots. He said we are preparing Hollywood Riviera Sewer District No. 2 plans and planning on discharging the entire District into the Redondo sewer. This has been discussed with Redondo and will be worked out with them, also in other areas we are discharging into their sewers. Mr. Nybye, City Engineer of Redondo Beach has written a letter asking that the Council reconsider this request.

Mayor Isen suggested that this matter be held over to the next meeting, at which time Mr. Stevens could make a recommendation.

Mr. Stevens said he would recommend at this time that we cooperate with them, otherwise we are going to be in a serious position.

Councilman Schwab said on further study of this matter he felt this was a case where we have to give and take.

Mayor Isen asked Mr. Stevens if he would care to make a formal recommendation and Mr. Stevens recommended that we permit them to drain the thirty-five lots into our system in more or less an exchange for our plan to do the same thing in Hollywood Riviera where there are three to four hundred homes concerned. He further stated that there is no danger in overtaxing our line, as it is a relatively short line and goes directly into the County outfall in Hawthorne Boulevard, and presents no problem.

Mayor Isen asked Mr. Stevens if he would approve the recommendations set forth in City Engineer Bishop's letter dated April 28, 1955, regarding this matter. Mr. Stevens said he did approve them, with the exception of the number of lots, which has now been changed to thirty-five.

Councilman Schwab moved the Council Action on this matter, which was taken last week, be set aside and the recommendation as presented by City Manager Stevens be approved. The motion was seconded by Mayor Isen. Further discussion was held and Councilman Blount stated that he would like to see these arrangements in writing. City Manager Stevens advised that the Engineering Department is working on this problem, but have not actually worked out the details as they have not completed the design.

Councilman Drale said he would like to have a legal opinion. He didn't believe boundary lines of cities should be ignored and people allowed to hook in to sewer lines without some rules and regulations.

City Attorney Hall advised there were no legal objections. This has been done and is strictly a matter of policy.

Mayor Isen said he thought it might be advisable to hold this matter over for a week, in order to get a letter from Redondo, assuring us of their help with our problem, and also a written opinion from City Attorney Hall as to the legality of such an arrangement.

Mayor Isen moved this matter be tabled for one week, during which time it is to be resolved in writing. The motion, seconded by Councilman Schwab, lost by the following roll call vote: AYES: COUNCILMEN: Schwab and Isen. NOES: COUNCILMEN: Benstead, Blount and Drale. ABSENT: COUNCILMEN: None.

Mayor Isen announced that now the chief motion would be voted on which included the recommendations made by City Engineer Bishop. AYES: COUNCILMEN: Isen and Schwab. NOES: COUNCILMEN: Benstead, Blount and Drale. ABSENT: COUNCILMEN: None.

City Manager Stevens said the Engineering Department has worked out a grading plan for the Civic Center and, because so much moving of dirt is involved, it is planned to bring to final grade just the sites of the Swimming Pool, Police Department and City Hall. At a later date the whole area will be brought to grade, but we actually do not have the money to do it at this time. He suggested that we advertise for bids in two ways, one on the actual yardage basis and the other on the rental of equipment, to see which is the cheaper. Mr. Stevens recommended that we proceed, as this work must be done before any construction is started.

Mayor Isen moved to concur with the recommendation of the City Manager. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Isen.

City Manager Stevens said that the Council should make a decision on the location of the State Employment building on the Civic Center site. It was decided that this matter would be placed on the agenda for the next pre-Council meeting.

City Attorney Hall recommended that Mr. Stanley Remelmeyer be retained as Deputy City Attorney, as the time of his original employment expires this month. Mr. Hall said he felt that Mr. Remelmeyer is very qualified and has done a good job.

Councilman Drale moved the Council concur with the recommendation of the City Attorney. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Attorney Hall said that we should have a Charter amendment and make this position subject to our position classification plan like any other employee. He said this could be handled next April at the regular election. Mr. Hall said he would make his recommendation on compensation for this position in writing at the next meeting. Mr. Woolley will soon resign as City Prosecutor and Mr. Hall said Mr. Remelmeyer should take those duties over as soon as possible.

Councilman Benstead said he would like to inquire as to the status of the sign at Sepulveda and Crenshaw Boulevards. He said he noticed that construction has been stopped, but it is still as it had been when he first reported it.

City Manager Stevens said the Building Department had ordered construction stopped and he believed the Kauffman Construction Company was going to either submit a request for a Variance, or a request to erect the sign.

Councilman Blount said that, before we get ourselves in another position where we find we don't have an easement for a street, and before we give the final inspection on the market known as Food Company, we would suggest that the Engineering Department see that we do have this easement, which we do not have at the present time.

Mayor Isen said he thought this suggestion was a good one and asked that Mr. Russell be furnished a transcript of Mr. Blount's remarks.

Mayor Isen announced that there was a vacancy on the Planning Commission, due to the resignation of Alvin K. Hill. He said in his capacity as Mayor he would like to appoint Elvin F. Schoonover, 3546 Senefield Drive, to serve on the Planning Commission for this unexpired term as he felt he would be a most valuable member of that body.

Mayor Isen called for a roll call vote on the appointment, which received unanimous approval of the Council.

Mr. William Cameron, 3031 Winlock Road, asked that in regards to Planning Commission Case No. 338 all the residents within the 300-foot radius of the area under consideration be notified of the public hearing to be held. He said the Variance covered a 90-acre parcel. Mr. George Powell said the Variance was for a 45-acre parcel. Further discussion was held and City Attorney Hall was asked to check this matter and decide who is to be notified.

Mr. Thomas asked if anything could be done to stop the removal of trees on the northerly side of Sepulveda Boulevard, easterly of Anza Avenue.

Deputy City Clerk Hallanger read a report from Assistant to City Engineer Patrick, which stated that the proposed location of the curbs is thirty-eight feet from center line, which places the curb at the tree row. Therefore, to save the trees it would necessitate the narrowing down of the street, but as the houses are to face Sepulveda Boulevard a great deal of parking will be necessary in the street. Since Sepulveda Boulevard is designated as a major highway the narrowing of street paving would not meet any of the standards as set forth by the City of Torrance, and would prevent it from becoming a major highway. In the area easterly and adjacent to Anza Avenue on the northerly side of Sepulveda Boulevard, where it is not anticipated at this time to construct curbs and gutters, they have removed trees. In this area several water lines were placed, during the installation of which the tree roots were cut and the limbs on the trees were damaged to such an extent that they would remain ragged, as the Deodar will not again take shape after being damaged. Therefore, the Kauffman Company was asked to remove them. It was possible to save the trees on the southerly side of Sepulveda Boulevard because of the service road and houses siding on to Sepulveda Boulevard, which cut the parking to a minimum. Mr. Patrick said that the Kauffman Construction Company plans to place larger trees than are normally planted within subdivisions in the area where curbs and gutters are not to be constructed.

City Manager Stevens further explained that he had talked with the Park Foreman, Mr. Clemmer, who had investigated the area, and Mr. Clemmer is of the opinion that these particular trees are not suitable for a six or eight foot parkway, but should be planted in a parkway at least twenty feet wide.

Councilman Schwab commented that he always hated to see a tree destroyed, but after checking with the Engineering Department he found out that the removal of these trees is necessary in this case.

Mr. E. F. Schoonover thanked the Council for his appointment to the Planning Commission and promised to fill the position to the best of his ability.

Attorney Hall said he had received a communication from the John Wiley Jones Company, which had arrived too late to have copies made. He suggested that copies be supplied to each Council member and the Fire Chief, also that Mr. FitzGerald be invited to appear before the Council regarding the violation charges made against his company.

There being no objections, Mayor Isen asked Mr. Hall to follow through on his suggestions.

Councilman Benstead moved all bills properly audited be paid. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

At 10:40 p.m. Councilman Benstead moved the Council adjourn. Motion, seconded by Councilman Drale, no objections, so ordered.

A. H. Bartlett, City Clerk

By J. S. Hallanger  
Deputy City Clerk

APPROVED:

Albert Isen  
Mayor of the City of Torrance

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